

# Cumbrian Properties

## 16 Yew Tree Court, off Dalston Road



**Price Region £180,000**

**EPC-**

Semi-detached property | Well-presented  
2 reception rooms | 4 bedrooms | 2 bathrooms  
Low maintenance gardens | Parking for two cars

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## 2/ 16 YEW TREE COURT, OFF DALSTON ROAD, CARLISLE

A well-presented, four bedroom, two bathroom, two reception room, semi-detached property with low maintenance gardens and parking for two cars. The property is double glazed with a recently fitted combi boiler and briefly comprises entrance hall, cloakroom, bay-fronted lounge, dining room with patio doors to the rear garden and kitchen with separate utility room. To the first floor there are three double bedrooms including the master bedroom with en-suite shower room and fitted wardrobes, single bedroom/study and three piece family bathroom. Externally the property has a low maintenance rear garden laid to artificial turf and a lawned front garden with driveway parking for two vehicles. Situated within easy walking distance of the schools and shops in Denton Holme and just a ten minute walk to the city centre. The property would make an ideal family home.

The accommodation with approximate measurements briefly comprises:

**Composite front door into entrance hall.**

**ENTRANCE HALL** Doors to lounge, dining room and cloakroom. Staircase to the first floor, built-in understairs storage cupboard, wood effect flooring and radiator.

**CLOAKROOM** Two piece suite comprising WC and wash hand basin. Frosted glazed window, radiator and wood effect flooring.



ENTRANCE HALL



CLOAKROOM

**LOUNGE (14' max x 13'8 max into bay window)** Double glazed bay window to the front, radiator, wood effect flooring and coving to the ceiling.



LOUNGE

3/ 16 YEW TREE COURT, OFF DALSTON ROAD, CARLISLE

**DINING ROOM (13'3 x 9'5)** Double glazed patio doors to the rear garden, radiator, wood effect flooring and opening to the kitchen.



DINING ROOM

**KITCHEN (9'8 max x 9'4 max)** Fitted kitchen incorporating an electric oven and grill, four ring gas hob with extractor hood above, one and a half bowl sink unit with mixer tap, integrated fridge and dishwasher. Tiled splashbacks, wood effect worksurfaces, ceiling spotlights, double glazed window to the rear, wood effect flooring, radiator and opening to the utility room.



KITCHEN



KITCHEN



UTILITY ROOM

4/ 16 YEW TREE COURT, OFF DALSTON ROAD, CARLISLE

**UTILITY ROOM (6'3 x 5'7)** Integrated washing machine and freezer, recently fitted Worcester combi boiler, wood effect flooring, ceiling spotlights and composite door to the side.

## **FIRST FLOOR**

**LANDING** Doors to bedrooms and bathroom. Double glazed window, radiator and loft access.

**BEDROOM 1 (12'4 to fitted wardrobes x 11'5)** A range of fitted wardrobes, double glazed window to the front, radiator and door to en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM (6'3 x 5'7)** Three piece suite comprising shower cubicle, wash hand basin and WC. Frosted glazed window, radiator, part tiled walls and wood effect flooring.



EN-SUITE SHOWER ROOM



BEDROOM 2

**BEDROOM 2 (9'7 x 9'3)** Fitted wardrobes, built-in storage cupboard housing the water cylinder, radiator and double glazed window to the rear.

**BEDROOM 3 (9'5 x 9')** Double glazed window to the rear and radiator.



5/ 16 YEW TREE COURT, OFF DALSTON ROAD, CARLISLE

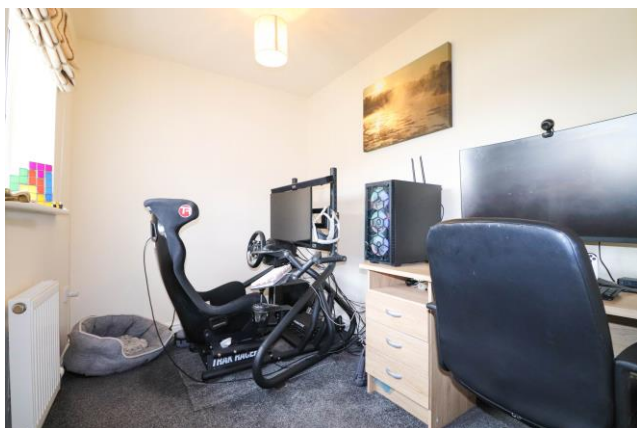


BEDROOM 3



**BEDROOM 4 (9' x 6'6)** Double glazed window to the front and radiator.

**FAMILY BATHROOM (6' x 5'6)** Three piece suite comprising shower above panelled bath, WC and vanity unit wash hand basin. Frosted glazed window, part tiled walls, radiator and wood effect flooring.



BEDROOM 4



FAMILY BATHROOM

**OUTSIDE** Lawned front garden with driveway parking for two vehicles and a low maintenance rear garden laid to artificial turf.



REAR GARDEN

6/ 16 YEW TREE COURT, OFF DALSTON ROAD, CARLISLE

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band C

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.



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